

22.3 acres/9 hectares

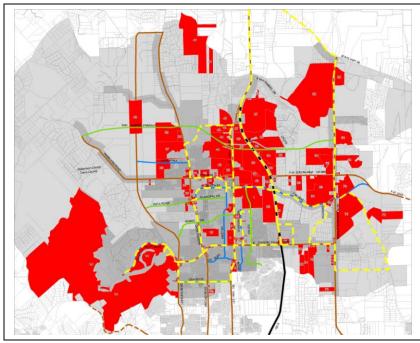
US 183 is 1.4 miles/2.3 km east

Utilities

Greenfield with Devine Lake and Bagdad Road frontage

Zoning - General Commercial

Mr. Tommy LeVasseur 6th Street Capital Investors X Park USA 1705 Lion's Den Leander, TX 78641 (512) 986-4755 phone/facs lazer@blackwellconstruction.com



22.3 Acres/9 Hectares Park Village Retail

Property			1					
Total Acreage: 22.3 acres/9 h	Map: MAPSCO Austin 2006 Street Guide, pgs. 311, Sec. P, Q, R, T U							
Location								
City: Leander	County: Williamson							
Address/Directions: South of	nile (1.6 kilometers) north of the FM 2243 and Bagdad Road intersection							
Within City Limits: Yes	Distance from City Limits: Not Applicable							
Distance to US Highways: 1.4 Distance to Interstate Highwa kilometers	Type of Zoning: General Commercial							
General Site Information	n							
Previous Use of Site: Open F	n: Excellent Dimensions			s: 1,536 x 850 feet/468 x 259 meters				
Soil Composition (based upo Williamson County, Issued Ja moderately deep, shallow and stony soils formed in indurate with variable, frequently flood	rant-Doss: Shrink/Sw ayey, cobbly, and high risk of				Moderate to high with a or uncoated steel and a or concrete			
Adjoining Acreage Available:	Can Site Be Divid	Can Site Be Divided: Yes			Lot Size: Negotiable			
Improvements								
Rail Served: No	Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail							
Proximity to Port(s): Three (3	Other Improvements: Future home of X Park USA with roughly 1,000 feet of Bagdad Road frontage.							
Fenced: Yes	Landscaped: No							
Located within an Industrial F	Type of Business: Alternative entertainment and recreation park							
Deed Restriction(s): Yes, Development Agreement with the City of Leander			Covenants: Yes					
Heree								
Utilities City of Leander Services:		Water - Size of Ne	arost Lino:	•	1			
Department of Engineering, (512) 528-2700		inches/20. 3 cm (p Pressure: 88 psi/	roposed)		Sewer - Size of Nearest Line: 8 inches/20.3 cm (proposed)			
Electric Service: Pedernales Electric Cooperative (PEC)	Phone:	(830) 868-6041	Facs: (512	2) 268-0328	Email: Trista.fugate@peci.com			
Natural Gas Service: ATMOS Energy, (512) 310-3810		Size of Nearest Li	ine: 3 inch/7.	e: 3 inch/7.6 cm		Pressure: Intermediate Pressure at Waterfall and Deer Creek in the North Creek Subdivision approximately 1.3 miles/2.1 km southeast of the site		
		(512) 870-4430 979) 595-2424	Facs: (512) 870-4475 a 595-2445		nd/or (979) Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com			
Solid Waste Disposal:		(512) 259-1709	Facs: (512) 746-5807		Email: clawsondisp@earthlink.r			
Sales Information								
Contact: Mr. Tommy LeVasseur 4755	12) 986-	2) 986- Email: Web Site: www.xparkusa.com						
Sales Price: Call for Informat	Lease Price: Call for Information							
Comments: Three parcels the Spring 2010. X Park USA will and office development.	at total ju		2.4, 3.4 and 3.	3 acres) cor	ntiguous to th			